

## MEMORANDUM

TO: Planning and Zoning Commission

FROM: Woodrow Muhammad, AICP Planning and Zoning Director

SUBJECT: **PUD-1-14 PRELIMINARY PLAN: THE ESTATES (FINDINGS OF FACT)**

LOCATION This property is located at the southwest corner of the Sullivan and Sparkle Drive intersection on Tracts B, C, D, E-1 and E-2 located in Sections 69 and 72, T6S, R2E, GLD, EBR, LA.

LAND USE CATEGORY Medium Density Residential

PRESENT ZONING Rural

REQUESTED ZONING R-2 (Single Family Residential Two)

LOT ID NUMBERS 611110310, 611110077-80

ENGINEER/LAND SURVEYOR Joseph Marino

PROPOSAL The applicant is proposing a Planned Unit Development preliminary plan consisting of 78 single family residential lots and to rezone from Rural to R-2 (Single Family Residential Two) with a conditional use PUD.

1. **Background** The Estates is a 33.25 acre residential development consisting of 78 single family lots. The residential development area is 21.12 acres with 3.98 acres of common open space. The common area includes a children's play area and a community pavilion. The development will connect to Parish sewer pending capacity and feasibility approval from EBR Sewer Engineering.
2. **Access** Existing Public Street and Proposed Public Streets
3. **Planned Unit Development Zoning Code Section 14.1 Objectives:**
  - a. To permit a creative approach to the use of land and related physical facilities that results in better design and development, with the inclusion of aesthetic amenities.
  - b. To encourage a pattern of development to preserve natural vegetation, topographic and geological features and environmentally appropriate features.
  - c. To create a method for the permanent preservation of common open space for the continued use and enjoyment of the residents of the development.
  - d. To provide for more usable and suitably located recreation facilities and other public and private facilities.

- e. To encourage a land use that promotes the public health, safety, comfort, morals and welfare.
- f. To encourage building design, materials, and construction that promote a quality image now, and in the future, enhance the overall.

#### **Planned Unit Development Minimum Development Standards**

<b>Standards</b>	<b>Requirements</b>	<b>Proposed</b>
<b>Common Open Space</b>	10% of Site Area or 3.3 Acres	3.98
<b>Net Residential Density</b>	4.0 units/ net acre <b>(see Attachment A)</b>	3.76 +/- units/ net acre
<b>Maximum Number of Lots</b>	86	78
<b>Public Street Section</b>	Appendix J of UDC 55' ROW	55' ROW

#### **4. Summary of Development Review Committee Comments**

##### **Planning**

- a. A buffer shall be required along the westernmost property line. **(Applicant provided a 50' buffer.)**
- b. The 20' foot landscape buffer strip along Sullivan shall be extended down to Sparkle to Sully Drive. **(Applicant proposed a 10' foot buffer.)**
- c. According to the recommended open space standards, not all the area shown in gray would be acceptable as required open space. As shown on the map, only about 2.5 acres would be allowable which falls short of the required 3.3 acres. The areas along Sullivan and proposed ROWs and in several places around the pond are too narrow to qualify as open space. Consider pedestrian route on all sides of detention pond. **(Applicant has resolved this comment.)**
- d. A sewer capacity approval letter from EBR shall be submitted. **(Submitted with EBR approval)**
- e. Proposed agreements, provisions or covenants which will govern the use, maintenance and continued protection of the planned development and any of its common open space. Said covenants shall be reviewed and approved by the City Attorney prior to recordation. Please consider an agreement forbidding back yard fences between rear and side lot lines and the pond. **(Submitted)**

##### **Drainage Engineering**

We will need to review a drainage and grading plan for "The Estates". The drainage plan should show the existing drainage, including runoff and runoff calculations from the property. A drainage impact study is not required if the development in which the area of the impervious surface does not exceed 20% of the development area at the point of discharge from the site. However, specific drainage improvements must be addressed in the SMP, regardless of the need for

the Drainage Impact Study (these requirements are found in Section 15 of the UDC). Basically, we need a before and after grading and drainage site plan. Along with this a NOI and SWPPP will be required. **(Outstanding)**

**Traffic Engineering (Traffic Impact Study Outstanding)**

- a. All construction vehicles will be required to use the entrance on Sparkle. This entrance may be reduced to right-in/right-out during construction.
- b. The entrance on Sullivan will be right-in/right-out before, during and after the Sullivan widening project. No median opening will be provided. No other driveways will be allowed on Sullivan or Sparkle.
- c. The actual right-of-way must be shown on the plans. The property for the widening has been purchased, so actual lines may be shown.
- d. Traffic contribution of \$200 per lot paid prior to final plat signature on each phase.

**Parish Sewer Engineering (See Attachment)**

**See Attachment B for responses to Comments**

- 5. **Master Plan Statement** The subject property is designated Medium Density Residential land use on the Master Plan. **(See Attachment C)** The proposed PUD preliminary plan is consistent with the Master Plan. The majority of the property is located in the 'Controlled Growth Sector'. **(See Attachment D)** The Controlled Growth Sector is areas characterized with slightly less suitability and/or existing infrastructure resources typically adjacent to and just beyond existing development. Streamlining the permit process, density bonus options and offering assistance with infrastructure development are tools that might be used to encourage development of these high-priority areas.
- 6. **Planning Commission Staff Recommendation.** The Staff's recommendation in its review of the information presented to date for the proposed Planned Unit Development were considered based upon following criteria :
  - a. **The relation between the proposed development and surrounding uses, and the effect of the proposed Planned Unit Development plan upon comprehensive planning;**

*The Staff notes that this development is comparable to surrounding uses with the exception of an industrial use and is consistent with the Master Plan*
  - b. **The adequacy of existing and proposed streets, utilities, and other public services to serve the development.**

*This development has received capacity approval to tie into a force main at Sullivan Road and Lovett Road with a city-parish approved pump station.*
  - c. **The character, design, and appropriateness of the proposed land uses and their adequacy to encourage desirable living conditions, to provide separation and screening between uses where desirable, to preserve the natural amenities of streams, wooded areas, and similar natural features where possible, to provide adequate pedestrian circulation;**

*It is the Staff's opinion that the design and character of this preliminary plan is adequate to encourage desirable living conditions at a minimum. The proposal provides separation and screening from conflicting uses.*

- d. **The adequacy of existing or proposed recreation facilities for the needs of any designated uses which would be permitted in the "R" zoning districts.**

*Active recreation facilities are proposed to support this development.*

- e. **The proposed location, arrangement density/intensity, and height of land uses shall be compatible to existing or proposed dwellings within the vicinity of the Planned Unit Development or to the development of the neighborhoods.**

*The proposed density and lot sizes would be compatible with existing lot sizes and those in the bulk regulations of the R-2 Zoning District within the Medium Density Residential land use category of the City of Central Land Use Plan.*

**The Staff recommends to defer this preliminary plan application until Staff has reviewed all the specific content of Section 14.5 B of the Zoning Ordinance.**

- 7. Scheduled for Zoning Commission Meeting on **March 27, 2014.**



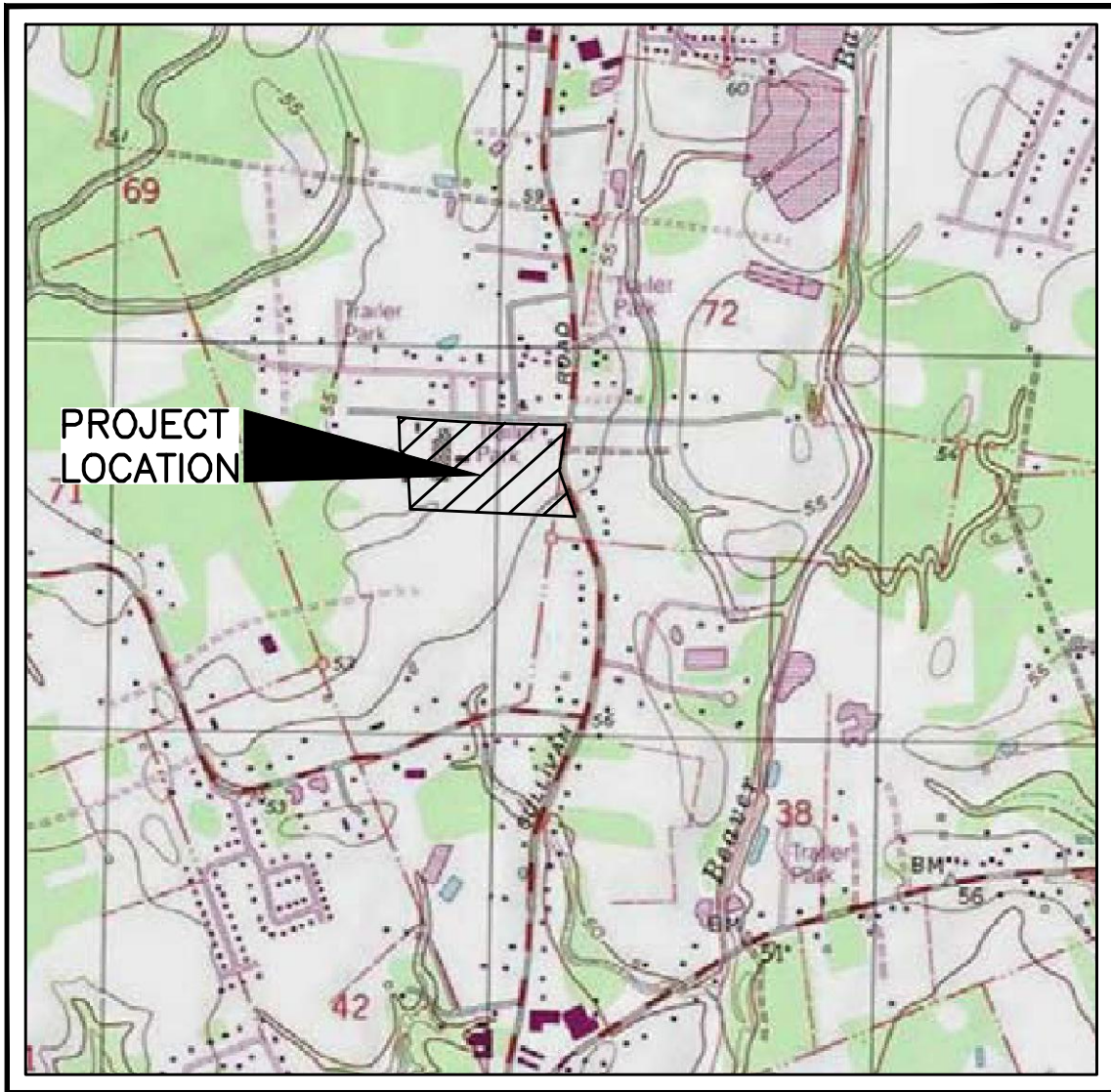
# THE ESTATES

## PUD PRELIMINARY PLAN

### SPARKLE DR. @ SULLIVAN RD.

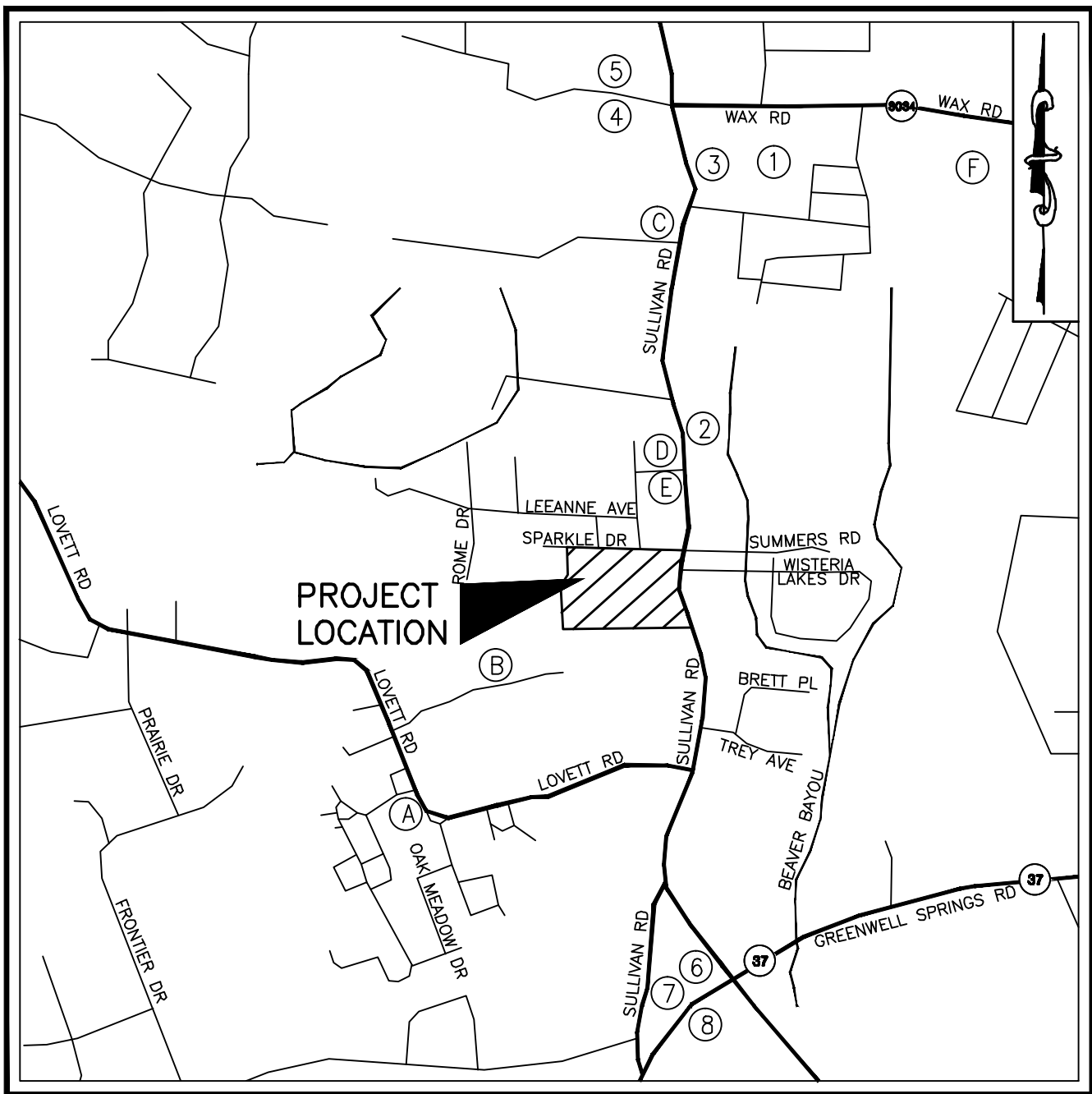
#### CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA

LOCATED IN SECTION 69, T6S-R2E, G.L.D., EAST  
BATON ROUGE PARISH, LOUISIANA



QUAD MAP

N.T.S.



SITE VICINITY MAP

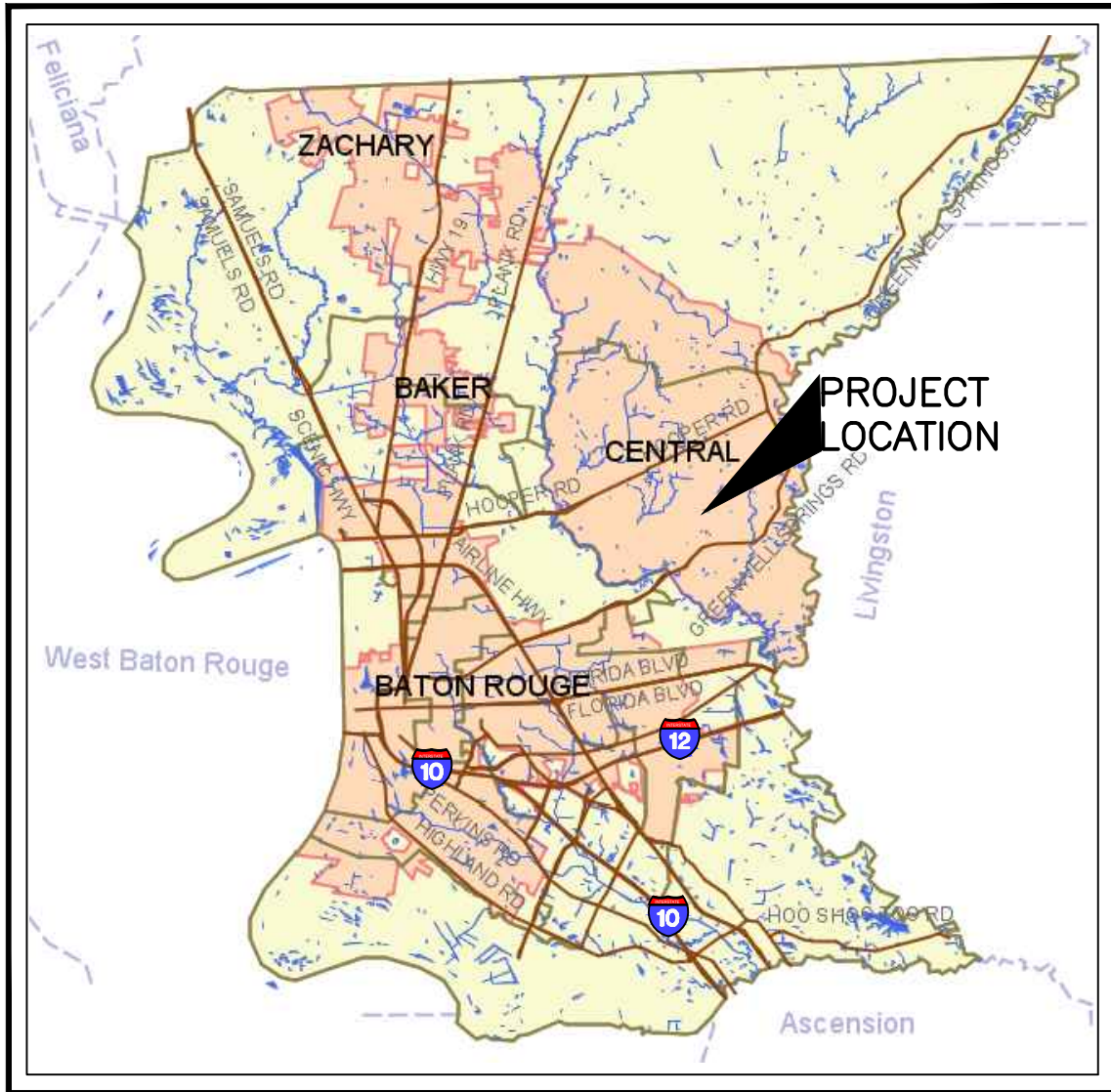
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#### SHOPPING

1. WAL-MART SUPERCENTER
2. SALON F-X
3. BLOCKBUSTER PLAZA: RADIO SHACK, CENTRAL NAIL SPA, CHINA WOK, WE BUY GOLD
4. EXTRA INNINGS SPORTS BAR
5. GEAX CLEAN EXPRESS CAR WASH
6. OAK POINT FRESH MARKET
7. DOLLAR GENERAL
8. ROSS TIRE & SERVICES

#### MISCELLANEOUS

- A. LOVETT ROAD RECREATION CENTER
- B. BREC LOVETT ROAD PARK
- C. FIRST BAPTIST CHURCH CENTRAL
- D. THE CHURCH IN CENTRAL
- E. CENTRAL BIBLE CHURCH
- F. CENTRAL HIGH SCHOOL



PARISH MAP

N.T.S.

#### SHEET INDEX

1. CO.....COVER SHEET
2. EX-1.....EXISTING SITE MAP
3. AR-1.....AERIAL
4. C-1.....PRELIMINARY PLAN
5. C-2.....CIRCULATION PLAN
6. C-3.....PRELIMINARY LANDSCAPE PLAN

CIVIL ENGINEER / LANDSCAPE ARCHITECT



**DUPLANTIS DESIGN GROUP, PC**  
"CIVIL ENGINEERING" "ARCHITECTURE"  
"LANDSCAPE ARCHITECTURE"

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BATON ROUGE, LA 70809  
PHONE: 225.751.4490 \ FAX: 225.751.4495

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**DUPLANTIS DESIGN GROUP, PC**  
"CIVIL ENGINEERING" "ARCHITECTURE"  
"LANDSCAPE ARCHITECTURE"  
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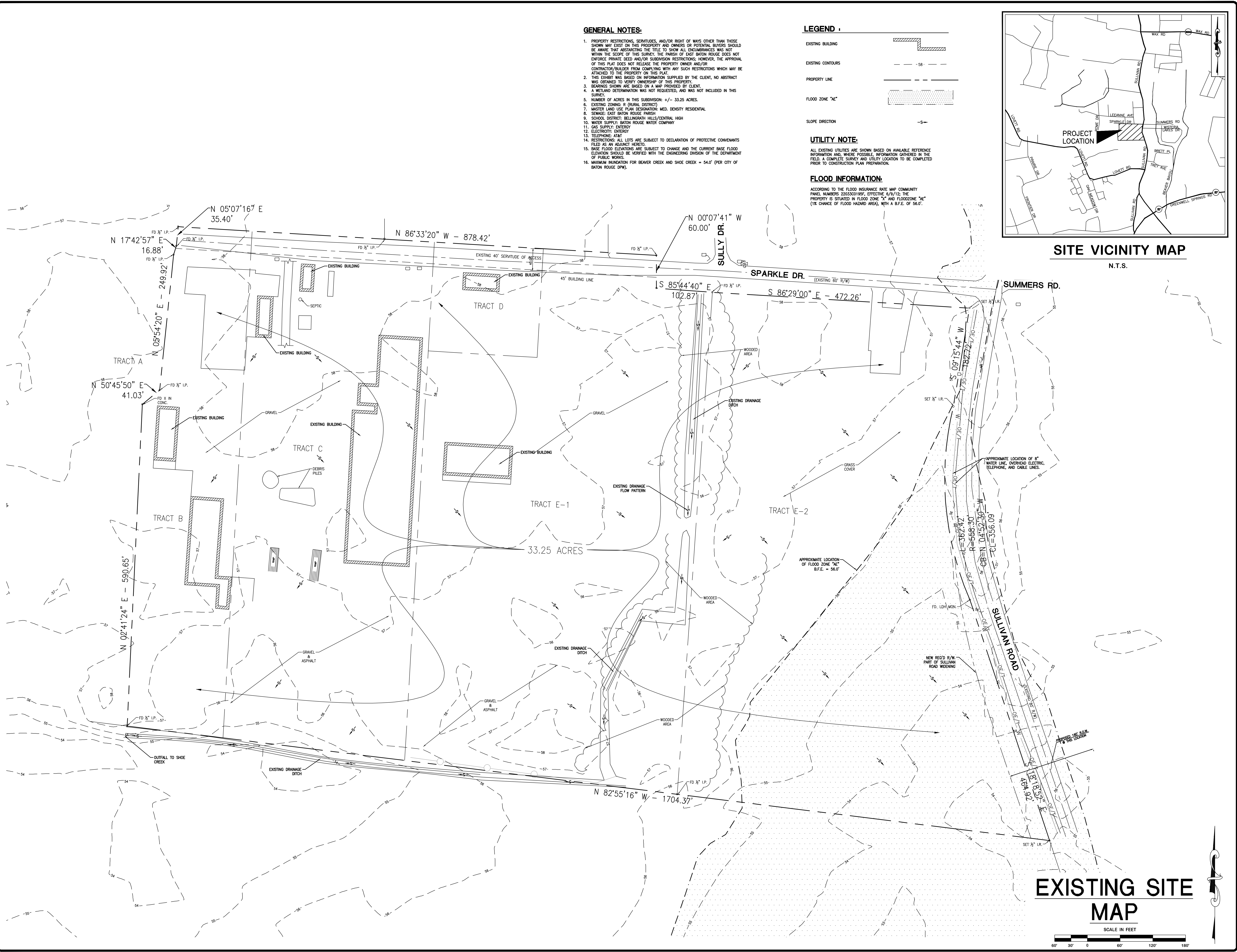
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THE ESTATES  
SPARKLE DR @ SULLIVAN RD  
CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA

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13-385  
FILE  
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**GENERAL NOTES:**

1. PROPERTY RESTRICTIONS, SERVITUDES, AND/OR RIGHT OF WAYS OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING THE TITLE TO SHOW ALL ENCUMBRANCES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. THE PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE PROPERTY OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS WHICH MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
2. THIS EXHIBIT WAS BASED ON INFORMATION SUPPLIED BY THE CLIENT. NO ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF THIS PROPERTY.
3. BEARINGS SHOWN ARE BASED ON A MAP PROVIDED BY CLIENT.
4. A WETLAND DETERMINATION WAS NOT REQUESTED, AND WAS NOT INCLUDED IN THIS SURVEY.
5. NUMBER OF ACRES IN THIS SUBDIVISION: +/- 33.25 ACRES.
6. EXISTING ZONING: R (RURAL DISTRICT).
7. MASTER LAND USE PLAN DESIGNATION: MED. DENSITY RESIDENTIAL.
8. SEWAGE: EAST BATON ROUGE PARISH.
9. SCHOOL DISTRICT: BELLINGRATH HILLS/CENTRAL HIGH.
10. WATER SUPPLY: BATON ROUGE WATER COMPANY.
11. GAS SUPPLY: ENTERGY.
12. ELECTRICITY: ENTERGY.
13. TELEPHONE: AT&T.
14. RESTRICTIONS: ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ADJUNCT HERETO.
15. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
16. MAXIMUM INUNDATION FOR BEAVER CREEK AND SHOE CREEK = 54.0' (PER CITY OF BATON ROUGE DPW).

**LEGEND:**

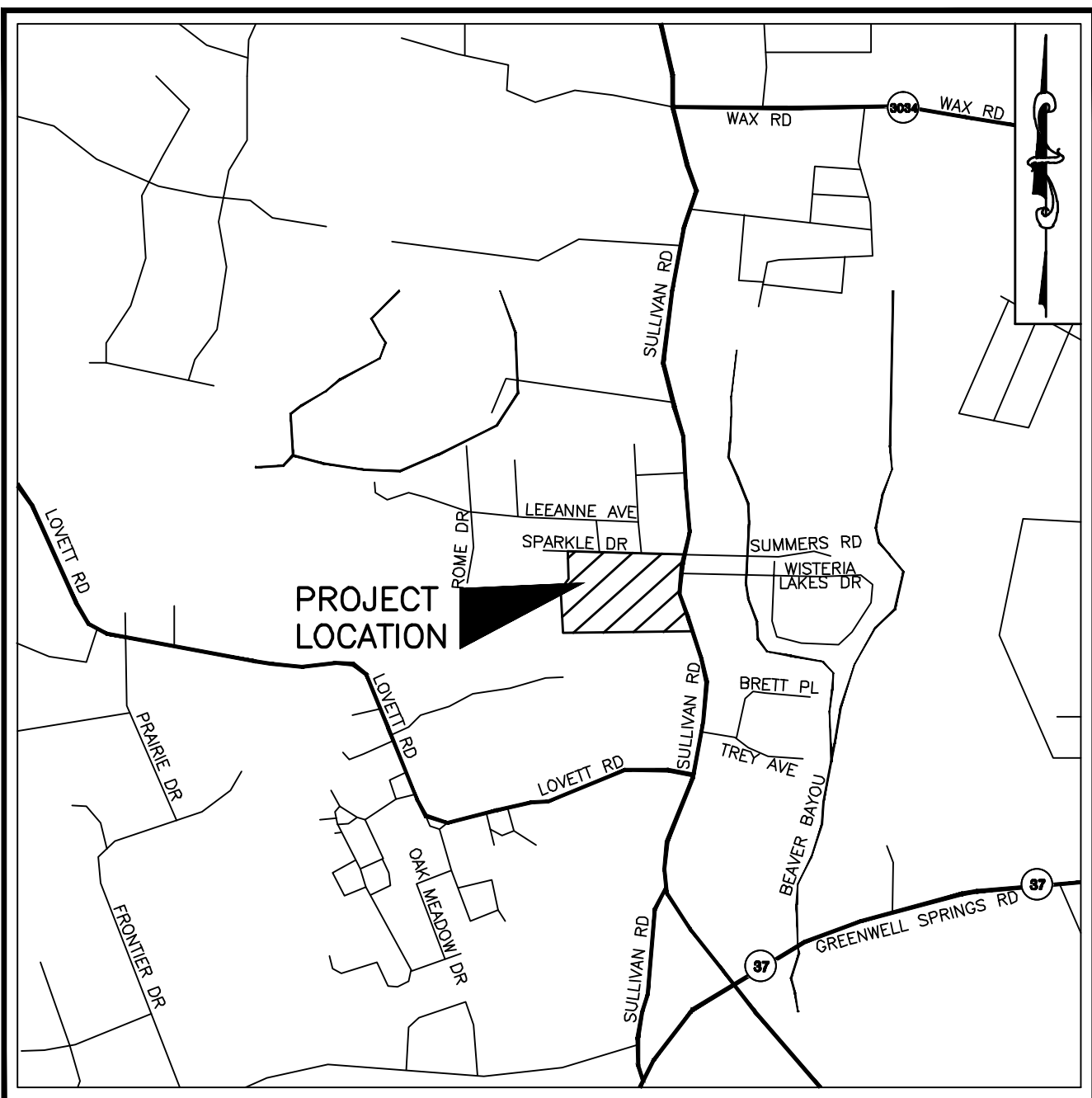
- EXISTING BUILDING
- EXISTING CONTOURS
- PROPERTY LINE
- FLOOD ZONE "X"
- SLOPE DIRECTION

**UTILITY NOTE:**

ALL EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE REFERENCE INFORMATION AND, WHERE POSSIBLE, INFORMATION GATHERED IN THE FIELD. A COMPLETE SURVEY AND UTILITY LOCATION TO BE COMPLETED PRIOR TO CONSTRUCTION PLAN PREPARATION.

**FLOOD INFORMATION:**

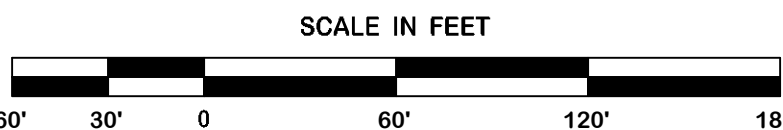
ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 220330108F, EFFECTIVE 6/9/12, THE PROPERTY IS SITUATED IN FLOOD ZONE "X" AND FLOODZONE "X" (1% CHANCE OF FLOOD HAZARD AREA), WITH A B.F.E. OF 56.0'.



**SITE VICINITY MAP**

N.T.S.

**EXISTING SITE MAP**



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SIGNATURE

DATE

Professional Engineer Seal for Matthew J. Duplantis, State of Louisiana, License No. 13-385.

THE ESTATES  
SPARKLE DR @ SULLIVAN RD  
CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA

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PUD  
PRELIMINARY  
PROJECT NO.  
13-385  
FILE  
13-385 EX-1 Existing Site Map  
SHEET  
EX-1





PROPOSED PUD

SPARKLE DR

SUMMERS RD

WISTERIA LAKES DR

LOVETT RD

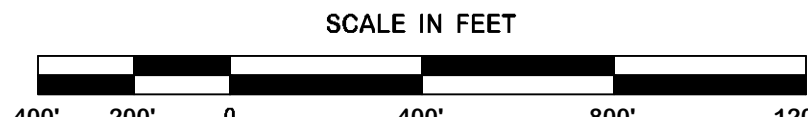
LOVETT RD

SULLIVAN RD.


SULLIVAN RD.



Not For Construction  
**AERIAL**




REVISION	BY



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FILE	13-385 AR-1 Aerial
SHEET	AR-1



COMMON OPEN GREEN SPACE CALCULATIONS	
REQUIRED OPEN GREEN SPACE 10% OF 33.25 ACRES	3.33 ACRES
OPEN GREEN SPACE PROVIDED	3.98 ACRES

NOTE:  
1. COMMON OPEN GREEN SPACE WITHIN VEHICLE USE AREAS OR ANY NONCONTIGUOUS GREEN AREA OF LESS THAN ONE THOUSAND (1000) SQUARE FEET IS NOT INCLUDED IN THE COMMON OPEN SPACE CALCULATIONS.

## SITE ANALYSIS

TOTAL LOTS	78
TOTAL LOT ACREAGE	+/-20.18 ACRES
STORMWATER DETENTION POND AREA	+/-1.99 ACRES
GREENSPACE AREA	+/-3.98 ACRES

TABLE OF USE							
	LOW DENSITY RESIDENTIAL	MEDIAN DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMPUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF LOTS	N/A	78	N/A	N/A	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDINGS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL ACREAGE	N/A	20.18	N/A	N/A	N/A	N/A	3.98
PERCENTAGE OF SITE	N/A	61%	N/A	N/A	N/A	N/A	12%

LAND USE  
RESIDENTIAL DEVELOPMENT AREA  
SHALL CONFORM TO USES  
PERMITTED UNDER R-2 SINGLE FAMILY  
RESIDENTIAL ZONING.

STREETS, ROADS, PEDESTRIAN WAYS ARE PROPOSED  
FOR PUBLIC OWNERSHIP AND MAINTENANCE.

PROPOSED PUD IS CONSISTENT WITH CURRENT  
MASTER PLAN - PHASE TWO LAND USE PLAN.

### GENERAL NOTES:

- PROPOSED USE: MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL.
- MINIMUM LOT FRONTAGE: 75'
- MINIMUM LOT AREA: 10,890 S.F. (1/4 AC.)
- EXISTING ZONING IS RURAL; EXISTING LAND USE IS INDUSTRIAL AND RURAL/AGRICULTURAL. ZONING INFORMATION WAS COORDINATED WITH CITY OF CENTRAL PLANNING AND ZONING DIRECTOR, WOODROW MUHAMMAD. ZONING SHALL BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

### PROJECT DESCRIPTION:

THIS PLANNED UNIT DEVELOPMENT IS LOCATED ON A 33.25 ACRE TRACT. THE PROPERTY IS CURRENTLY ZONED RURAL WITH A CURRENT MASTER PLAN LAND USE MEDIUM DENSITY RESIDENTIAL. MEDIUM DENSITY RESIDENTIAL IS COMPATIBLE WITH R-2 SINGLE FAMILY RESIDENTIAL AND THIS PUD COMPLES WITH MASTER LAND USE PLAN AND COMPONENTS AND GOALS OF THE CITY OF CENTRAL.

THE P.U.D. CONTAINS RESIDENTIAL, PUBLIC R/W, OPEN SPACE, AND STORM WATER DETENTION AREA. THE TOTAL P.U.D. ACREAGE IS 33.25 ACRES. OF THE 33.25 ACRES, 20.18 ACRES IS RESIDENTIAL LOTS, 5.09 ACRES ARE PUBLIC R/W, 0.33 ACRES IS ADDITIONAL R/W FOR SULLIVAN RD, 0.61 ACRES IS EXISTING ACCESS SERVITUDE, 3.98 ACRES IS OPEN SPACE, AND 1.99 ACRES IS STORMWATER DETENTION POND.

ALL ON-SITE ROADS (WITHIN THE PUD) ARE PROPOSED TO BE TURNED OVER FOR PUBLIC OWNERSHIP AND MAINTENANCE. THE ROADS ALONG WITH THE SIDEWALK WILL COMPLY WITH EAST BATON ROUGE PARISH STANDARDS AND WILL BE INSTALLED PRIOR TO THE CITY'S ACCEPTANCE FOR OWNERSHIP AND MAINTENANCE.

ALL REQUIRED UTILITIES ARE AVAILABLE OR WILL BE EXTENDED TO THE SITE. ARRANGEMENTS ARE BEING MADE WITH VARIOUS UTILITY COMPANIES FOR CONNECTION TO THEIR RESPECTIVE FACILITIES TO PROVIDE THE NEEDED UTILITIES TO THE P.U.D. ALL EXISTING UTILITIES HAVE CAPACITY FOR THE SITE.

EXISTING CONDITIONS: THE SUBJECT PROPERTY CONSISTS OF LIGHT VEGETATED AREA. A PORTION OF THE SITE HAS PREVIOUSLY BEEN CLEARED AND NOW CONTAINS TALL OVERGROWN GRASS AND NO TREES. SOIL TYPES FOUND ON THE SITE ARE JEANERETTE SILT LOAMS AND OPRARIE SILTS. THE JEANERETTE SILT LOAM SERIES IS CONSIDERED A HYDROLOGIC SOIL GROUP D. THE OPRARIE SILTS ARE CONSIDERED A HYDROLOGIC SOIL GROUP C. THE SITE ALSO CONSIST OF EXISTING BUILDINGS AND STRUCTURES WHICH ARE PLANNED TO BE DEMOLISHED AND CLEARED.

AN ON-SITE STORMWATER DETENTION POND WILL BE REQUIRED TO MEET LOCAL DRAINAGE ORDINANCES. THE POND WILL BE DESIGNED TO REDUCE POST-DEVELOPMENT STORMWATER DISCHARGE AND TO ENSURE POST-DEVELOPMENT DISCHARGE DOES NOT EXCEED PRE-DEVELOPMENT CONDITIONS. A DRAINAGE IMPACT STUDY WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLANS. THE DRAINAGE ANALYSIS WILL ACCOUNT FOR ALL OFF-SITE RUN-ON INTO THE SITE AND WILL NOT IMPAIR EXISTING DRAINAGE PATTERNS.

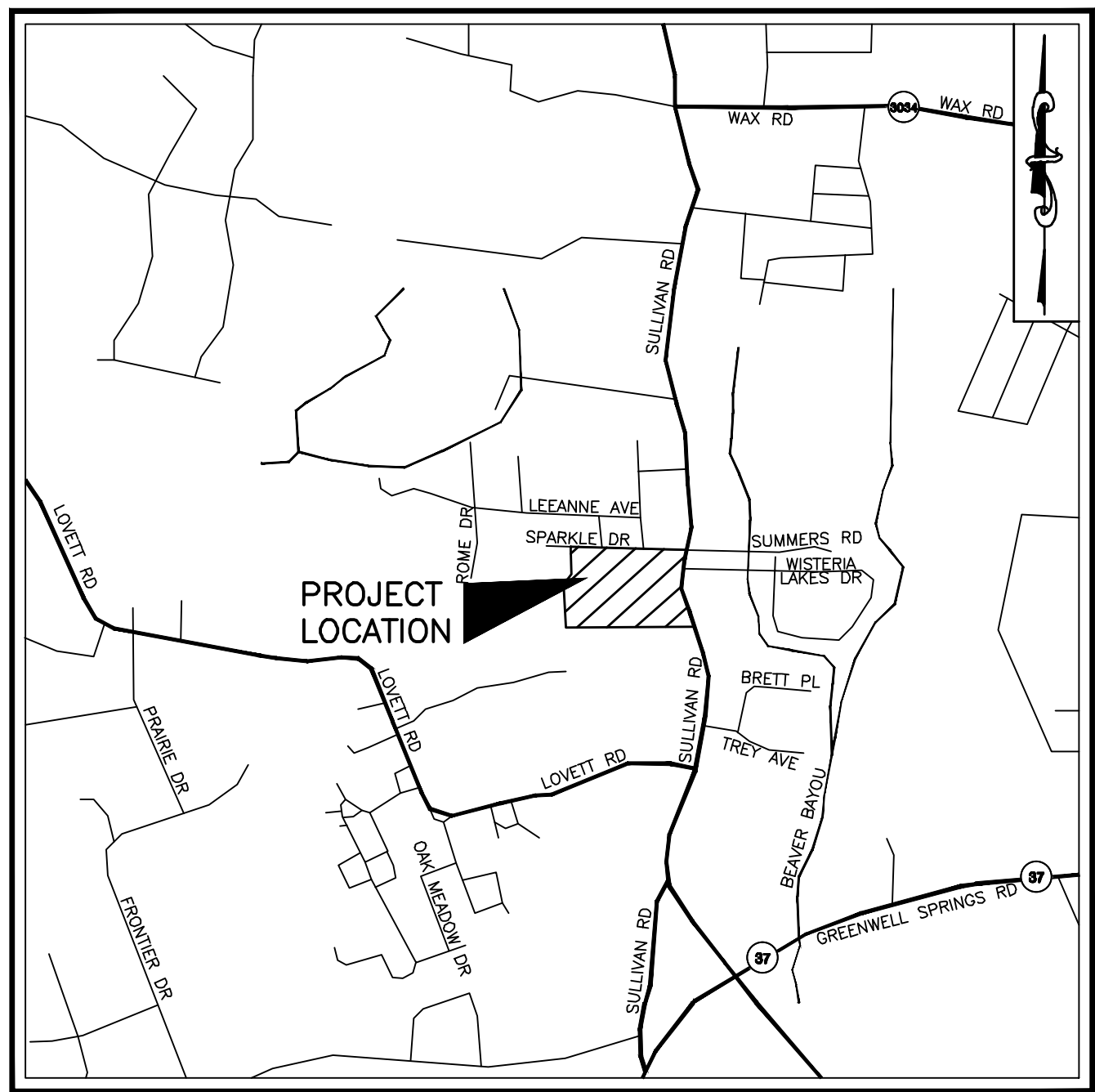
STORMWATER QUALITY AND BMP PROVISIONS SHALL BE REQUIRED FOR THE PROJECT. ALL STORMWATER QUALITY MEASURES AND BMP'S WILL BE MAINTAINED THROUGHOUT THE PROJECT. THE MAJOR BMP, WHICH WILL BE UTILIZED FOR THE SITE, WILL BE THE STORMWATER DETENTION POND. THE POND WILL FILTER CHEMICALS AND HAZARDOUS MATERIALS OUT THROUGH SEDIMENTATION. A WATER QUALITY IMPACT STUDY SHALL BE SUBMITTED WITH FINAL DEVELOPMENT PLANS.

THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE. COMPLETION PLANNED FOR 2014-2015, BUT IS DEPENDANT ON SULLIVAN ROAD CONSTRUCTION COMPLETION DATE, AS JAMES EXISTING LAND LEASE, AND RJ DANGL EXISTING LAND LEASE.

A SEWER CAPACITY ANALYSIS APPROVAL HAS BEEN RECEIVED BY EAST BATON ROUGE PARISH SEWER ENGINEERING. AN ON-SITE SEWER LIFT-STATION WILL BE INSTALLED TO CONNECT TO EAST BATON ROUGE PUBLIC SEWER SYSTEM.

DOMESTIC AND FIRE WATER CAPACITIES HAVE BEEN COORDINATED AND APPROVED BY BATON ROUGE WATER COMPANY.

ELECTRICAL AND TELECOMMUNICATIONS CAPACITIES HAVE BEEN COORDINATED AND VERIFIED WITH LOCAL SERVICE PROVIDERS.



## SITE VICINITY MAP

N.T.S.

### LEGEND

PROPERTY LINE

MED DENSITY RESIDENTIAL  
+/- 20.18 ACRES

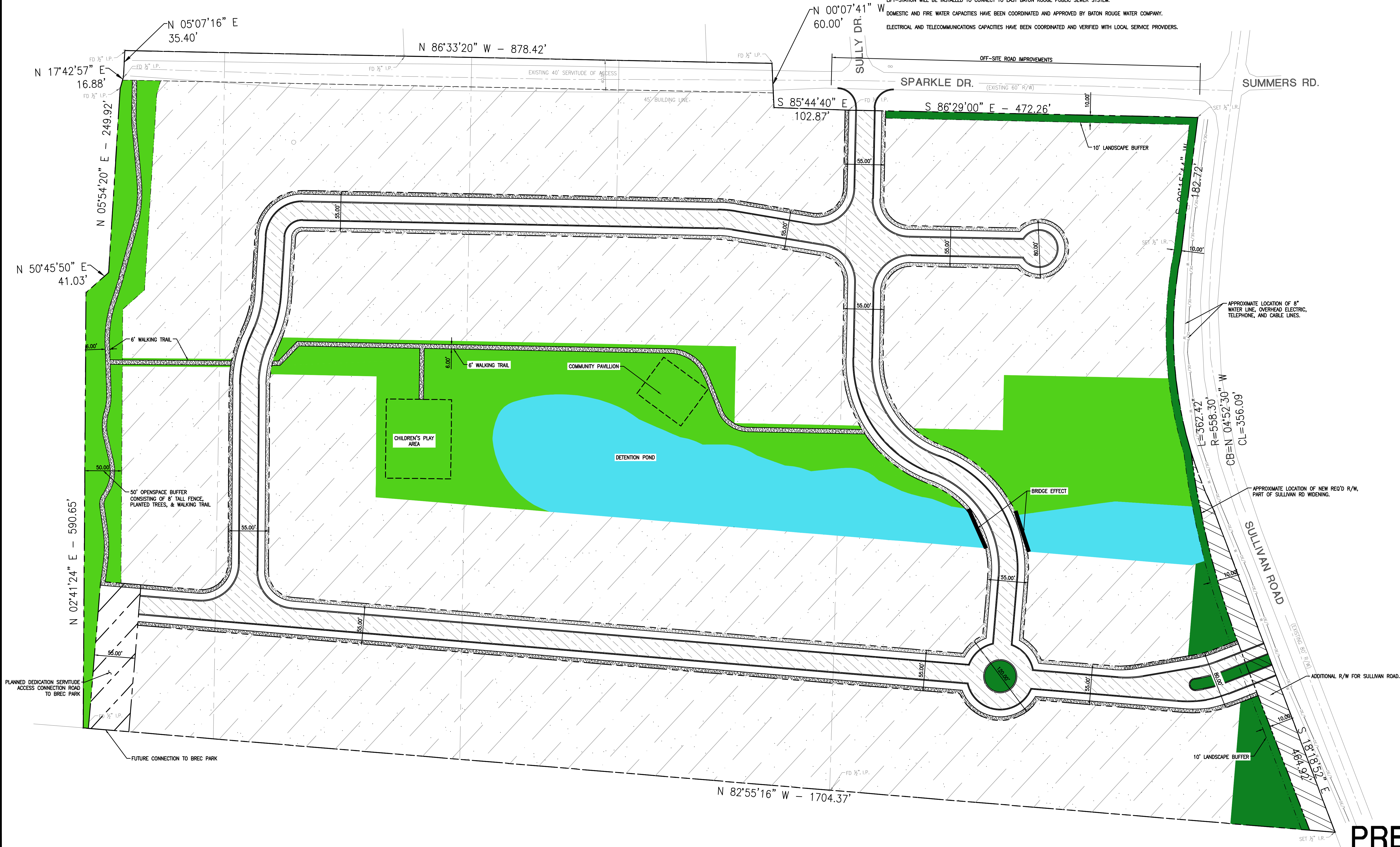
OPEN SPACE  
+/- 3.98 ACRES

DETENTION POND  
+/- 1.99 ACRES

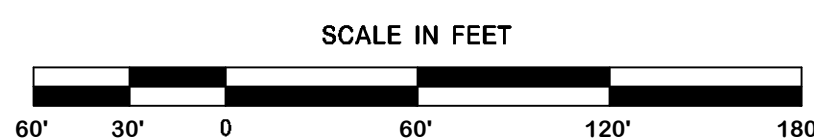
GREEN SPACE

VEHICLE USE AREA

PEDESTRIAN SIDEWALK



Not For Construction  
**PRELIMINARY PLAN**



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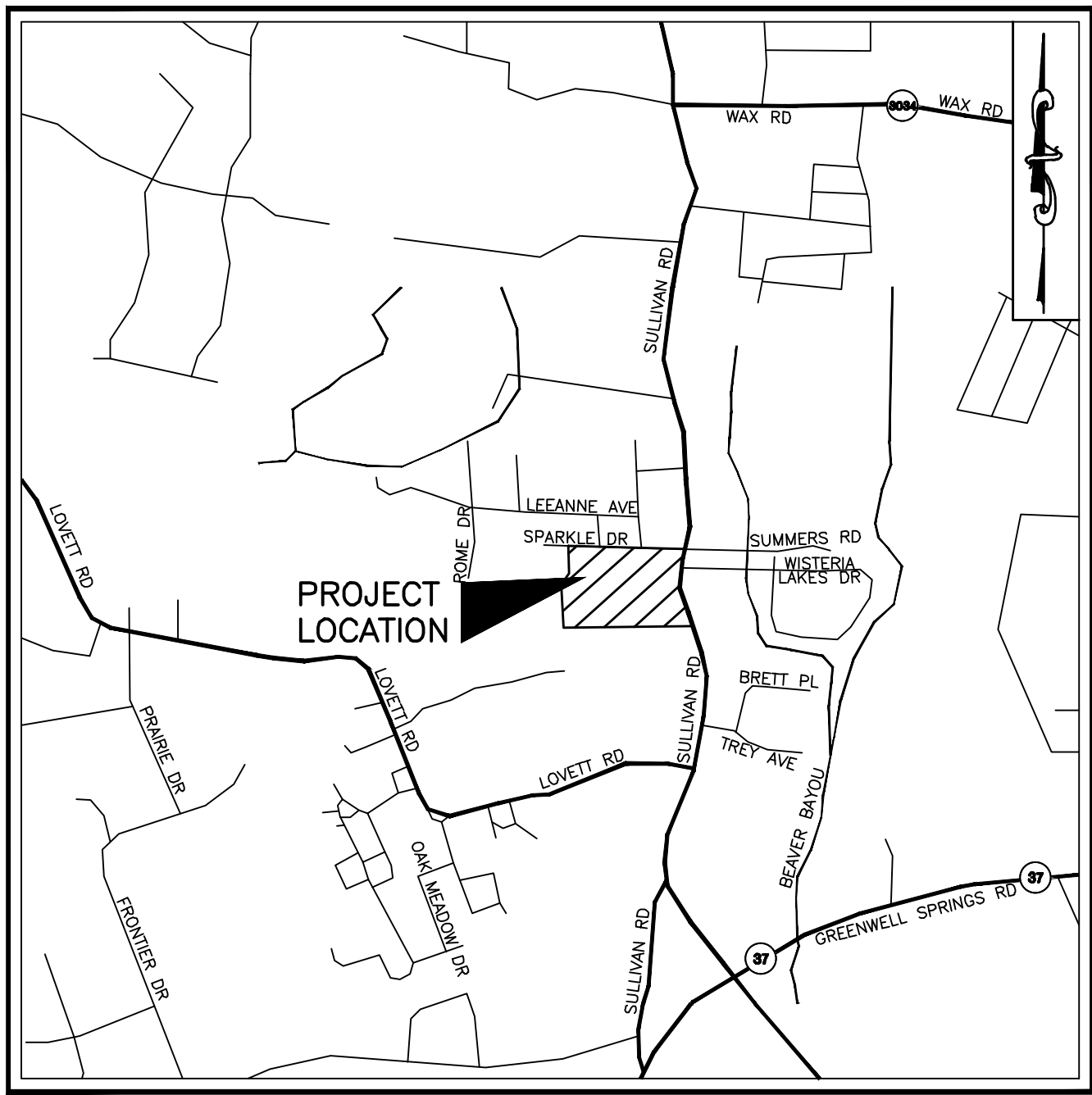
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THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | MOBILE | ATLANTA

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
STAMP: [Professional Engineer Seal]

THE ESTATES  
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PROJECT NO.  
13-385  
FILE  
13-385 C-1 Preliminary  
Plan  
SHEET  
**C-1**





SITE VICINITY MAP

N.T.S.

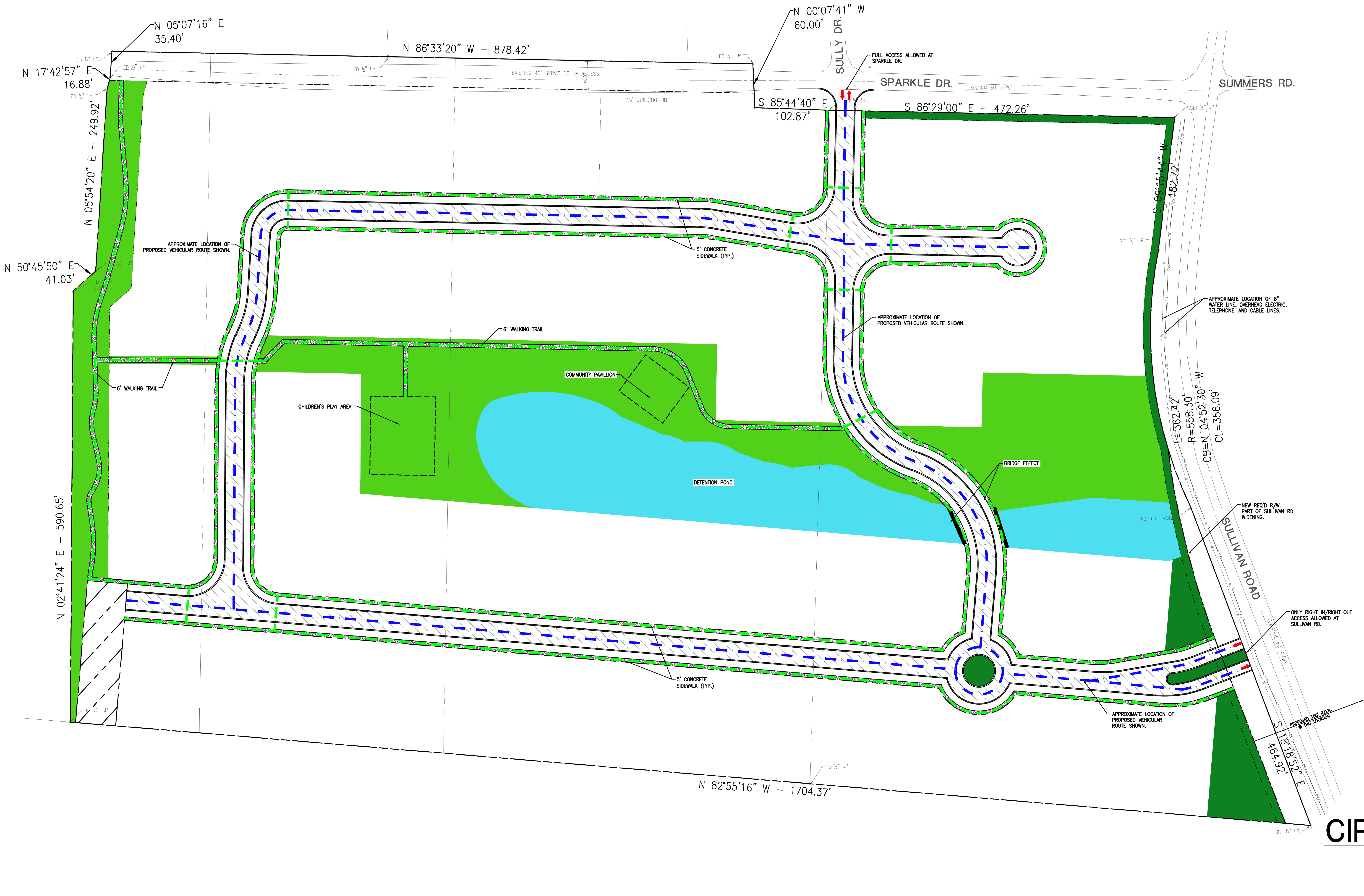
LEGEND

- VEHICULAR ACCESS POINT
- PROPERTY LINE
- VEHICULAR ROUTE
- PEDESTRIAN ROUTE
- VEHICLE USE AREA
- PEDESTRIAN SIDEWALK
- DETENTION POND
- OPEN SPACE
- GREEN SPACE

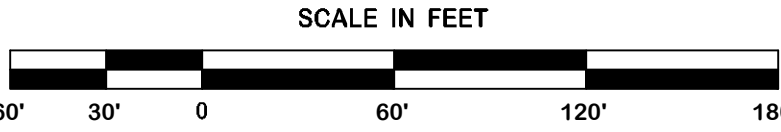
STREETS, ROADS, PEDESTRIAN WAYS ARE PROPOSED FOR PUBLIC OWNERSHIP AND MAINTENANCE.  
PROPOSED PUD IS CONSISTENT WITH CURRENT MASTER PLAN - PHASE TWO LAND USE PLAN.

TRAFFIC IMPACT STATEMENT

TRAFFIC IMPACTS HAVE BEEN DISCUSSED WITH CINDY PENNINGTON (EBR DPW TRAFFIC ENGINEER). POTENTIAL IMPACTS HAVE BEEN ACKNOWLEDGED AND A TRAFFIC IMPACT STUDY IS REQUIRED FOR SUBMITTAL OF FINAL DEVELOPMENT PLANS.



Not For Construction  
PEDESTRIAN  
& VEHICULAR  
CIRCULATION PLAN



REVISION	BY

**DDG**  
DUPLANTIS DESIGN GROUP, PC  
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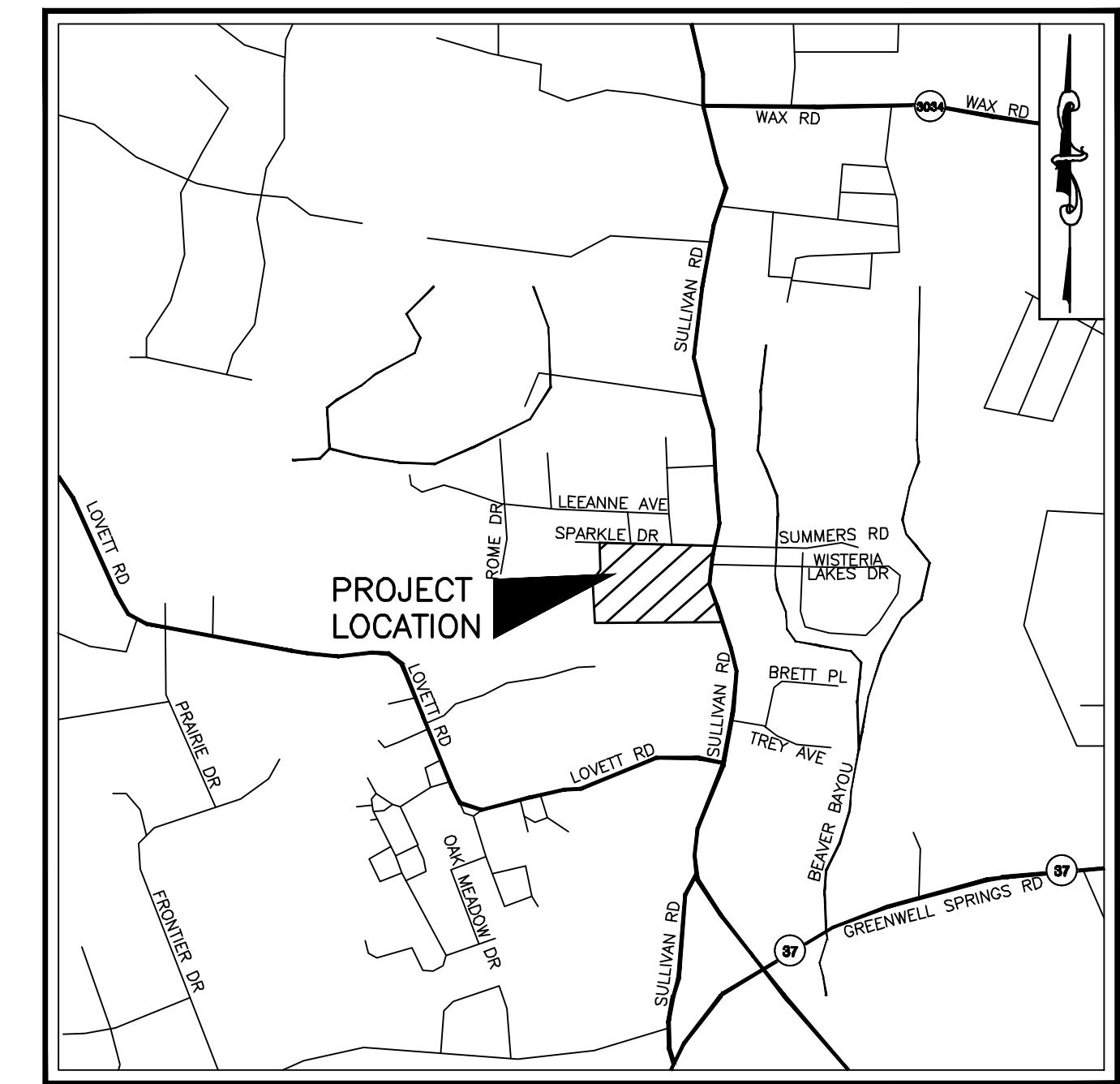
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ISSUED DATE  
12-19-13  
ISSUED FOR  
PUD  
PRELIMINARY  
PROJECT NO.  
13-385  
FILE  
13-385 C-2 Circulation  
Plan  
SHEET  
C-2



GENERAL NOTES:  
1. ALL GREEN SPACE AND OPEN SPACE SHALL BE LANDSCAPED TO MEET OR EXCEED CITY ORDINANCE AND CODES.



SITE VICINITY MAP

N.T.S.

LEGEND

PROPERTY LINE

MED DENSITY RESIDENTIAL  
+/- 20.22 ACRES

OPEN SPACE  
+/- 3.94 ACRES

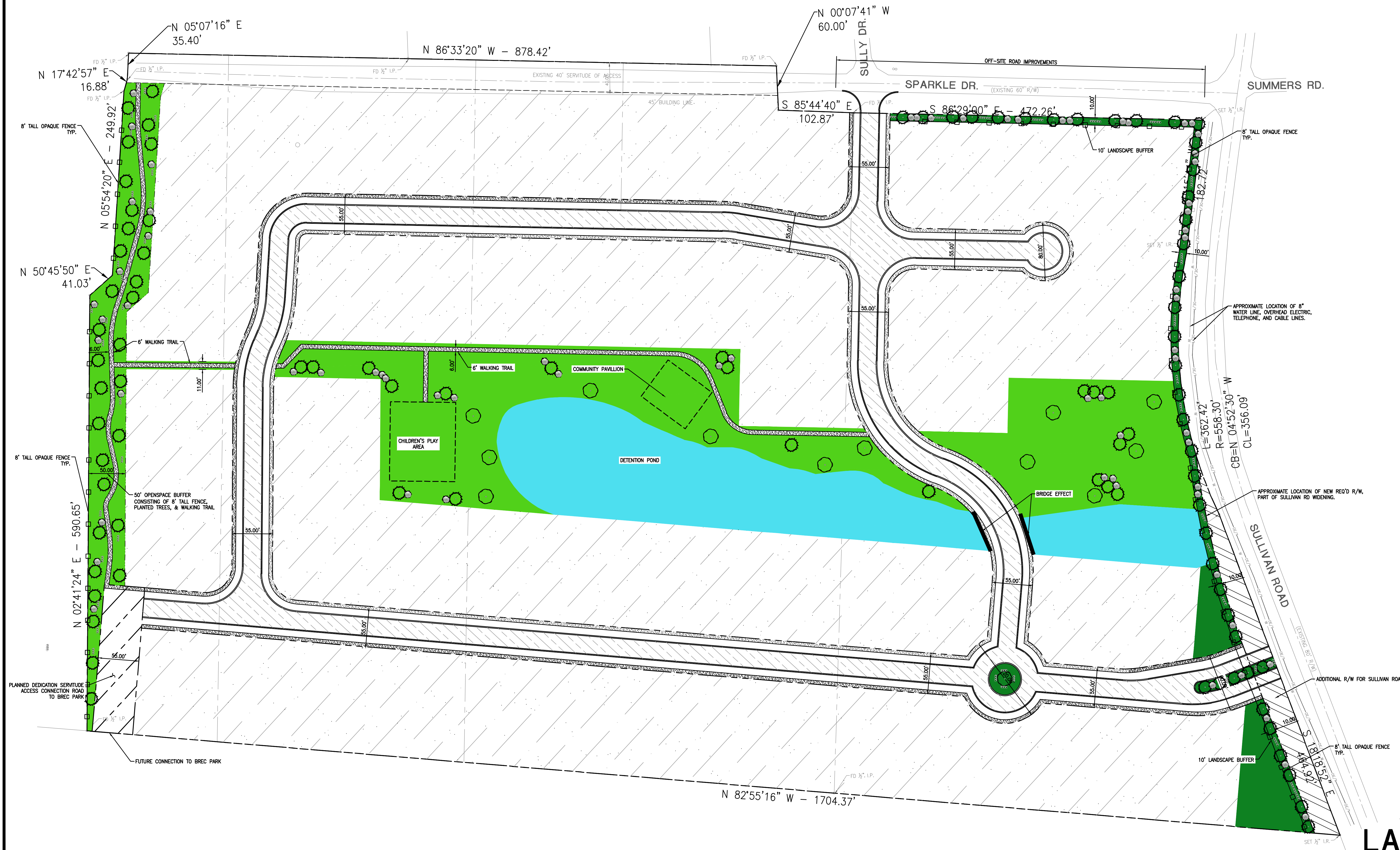
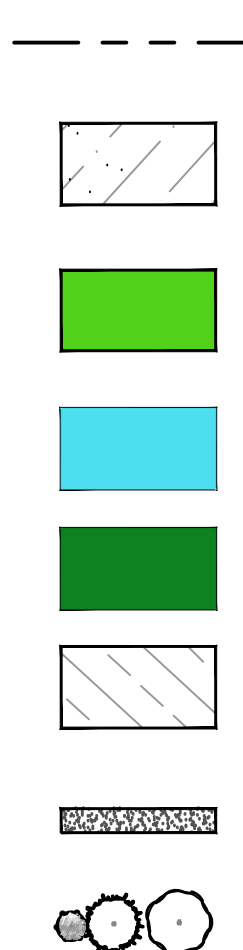
DETENTION POND  
+/- 1.99 ACRES

GREEN SPACE

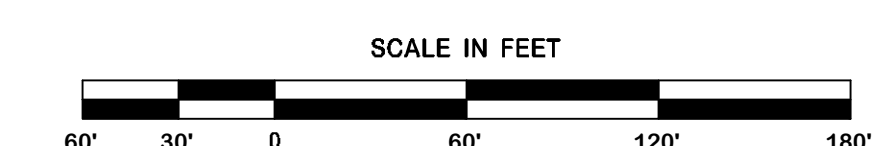
VEHICLE USE AREA

PEDESTRIAN SIDEWALK

TREES AND SHRUBS



Not For Construction  
**PRELIMINARY  
LANDSCAPE PLAN**



REVISION	BY

**DDG**  
DUPLANTIS DESIGN GROUP, PC  
CIVIL ENGINEERING ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
4307 BUREAU BOULEVARD, SUITE A  
HOUSTON, TEXAS 77057  
WWW.DDGP.COM  
PHONE: 281-449-1111 FAX: 281-449-1111  
THIRD CLASS LICENSED PROFESSIONAL CIVIL ENGINEER

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
STAMP: [Professional Engineer Seal for DuPlantis Design Group, PC, License No. 13-385]

THE ESTATES  
SPARKLE DR @ SULLIVAN RD  
CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA

DRAWN: CDS  
CHECKED: CJM  
ISSUED DATE: 12-19-13  
ISSUED FOR: PUD  
PRELIMINARY  
PROJECT NO.: 13-385  
FILE: 13-385 C-3 Preliminary Landscape Plan  
SHEET: **C-3**

R:\DWG\13-000\13-385\13-385 C-3 Preliminary Landscape Plan.dwg



# PUD-1-14 Net Density Calculation

NET DENSITY CALCULATION										DENSITY BONUS CALCULATION							TOTAL UNITS			UNIT SIZE		
Acreage	Wetlands (acres)	Detention Pond Area	Estimated Infrastructure R.O.W. (20%)	Minimum Required Open Space (10%)	Remaining Acreage	Desired Net Density (Units Per Acre)	4	Acres	Qualified Open Space Over 10%	Conserved Forested Open Space	Net Acreage for Units	Open Space Bonus	Forest Conservation Bonus	Bonus Units	Units	Acres (Minimum .149 ac.)	Sq. Ft.	Approx Lot Width (per code - 75 ft)	Approx Lot Depth (per code - 140 ft)	Keep between 7 and 5		
33.3	0.0	1.7	6.7	3.3	21.6	86.3			-3.3	0.0	24.9	-6.7	0.0	-6.7		0.31	13622.8	75.0	181.6	0.413		
33.3	0.0	1.7	6.7	3.3	21.6	86.3			-3.3	0.0	24.9	-6.7	0.0	-6.7		0.31	13622.8	75.0	181.6	0.413		
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33.3	0.0	1.7	6.7	3.3	21.6	86.3			-3.3	0.0	24.9	-6.7	0.0	-6.7		0.31	13622.8	75.0	181.6	0.413		
33.3	0.0	1.7	6.7	3.3	21.6	86.3			-3.3	0.0	24.9	-6.7	0.0	-6.7		0.31	13622.8	75.0	181.6	0.413		
33.3	0.0	1.7	6.7	3.3	21.6	86.3			-3.3	0.0	24.9	-6.7	0.0	-6.7		0.31	13622.8	75.0	181.6	0.413		

Enter factual (or estimated) data in these cells

These auto-calculation cells cannot be altered

Click on these cells for explanation and information

This color indicates that lot size is below the minimum acceptable

## Planning

1. A Buffer shall be required along westernmost property line. Buffer has been added along westernmost property line per request.
2. Extend 20' foot landscape buffer strip along Sullivan down to Sparkle to Sully Drive. Landscape buffer has been extended to from Sullivan Rd. to Sully Dr. along Sparkle Dr. per request. After discussion with Woodrow M., a 10' buffer with fence is allowed along said section. A 10' buffer with fence is now planned.
3. According to the recommended open space standards, not all the area shown in gray would be acceptable as required open space. As shown on the map, only about 2.5 acres would be allowable which falls short of the required 3.3 acres. The areas along Sullivan and proposed ROWs and in several places around the pond are too narrow to qualify as open space. Consider pedestrian route on all sides of detention pond. Open space areas have been adjusted per request to meet code.
4. There seems to be some confusion about the pavilion and play area locations (shown differently on the two maps). Will these be part of the development or are they "Future" amenities? Pavilion and pool locations have been clarified.
5. According to subdivisions regulations, Sparkle Drive shall be improved to the Sully Road intersection. Noted on plans.
6. Remove all references to the Horizon Plan. All references of the Horizon Plan have been changed to Master Plan – Phase Two Land Use Plan.
7. A sewer capacity letter from EBR shall be submitted. ~~Sewer capacity is in the middle of being coordinated. An update from Desiree P. with EBR Sewer Engineering says that our request is 7<sup>th</sup> in line to be reviewed.~~
8. Sidewalks shall be installed upfront. Sidewalks must be provided adjacent to the street in any common areas/parks by the developer prior to final plat approval of each phase. Sidewalks are portrayed throughout the entire development and will be constructed along with the roadway system.
9. Ownership. Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the Parish Clerk's office. If legal title to the property is in trust, then a statement of the names and percentage of interest of all the beneficiaries shall be submitted. If legal title to the property is in a corporation, limited partnership or other legal entity, then a statement of the names of all persons or entities owning ten percent or more of the stock or other ownership interest shall be submitted. An ownership statement was included in the original submittal, but has also been included in an attachment to this email.
10. Landscape Plans. Preliminary plans for vegetation, earth sculpturing, berming and aesthetic features shall be submitted. ~~Landscape plan submittal is subject to approval of concept plan. Once project proceeds to final development plans then a landscape plan will be included.~~
11. Proposed agreements, provisions or covenants which will govern the use, maintenance and continued protection of the planned development and any of its common open space. Said covenants shall be reviewed and approved by the City Attorney prior to recordation. Please consider an agreement forbidding back yard fences between rear and side lot lines and the pond. ~~Agreements, provisions, and/or covenants are subject to approval of concept plan. Once project proceeds to final development plans then agreements, provisions, and/or covenants will be included.~~

## Drainage Engineering

A more extensive review will be required of the drainage impact study at the final development plan stage. We will need to review a drainage and grading plan for "The Estates". The drainage plan should show the existing drainage, including runoff and runoff calculations from the property. A drainage impact study is not required if the development in which the area of the impervious surface does not exceed 20% of the development area at the point of discharge from the site. However, specific drainage improvements must be addressed in the SMP, regardless of the need for the Drainage Impact Study (these requirements are found in section 15 of the UDC).

Basically, we need a before and after grading and drainage site plan.

Along with this a NOI and SWPPP will be required.



Drainage engineering comments are subject to approval of concept plan. Once project proceeds to final development plans then drainage engineering comments will be included.

#### Traffic Engineering

1. All construction vehicles will be required to use the entrance on Sparkle. This entrance may be reduced to right-in/right-out during construction.
2. The entrance on Sullivan will be right-in/right-out before, during and after the Sullivan widening project. No median opening will be provided. No other driveways will be allowed on Sullivan or Sparkle.
3. The actual right-of-way must be shown on the plans. The property for the widening has been purchased, so actual lines may be shown.
4. Traffic contribution of \$200 per lot paid prior to final plat signature on each phase.

Traffic engineering comments are subject to approval of concept plan. Once project proceeds to final development plans then traffic engineering comments will be included.

#### Parish Sewer Engineering Comments are attached.

Additional comments maybe forthcoming during the final development plan stage if concept is approved. Please revise concept plan accordingly and resubmit along with other requested documentation by Thursday, February 13. Please resubmit 1 full set, 2 11x17s and a pdf and a AutoCAD file via email.

Parish sewer engineering comment responses are subject to approval of concept plan. Once project proceeds to final development plans then Parish sewer engineering comment will be included.

**Woodrow Muhammad, AICP**  
**Planning & Zoning Director**  
6703 Sullivan Road  
City of Central, LA 70739  
Phone: (225) 262-5000  
Cell: (225) 975-1570  
Fax: (225) 262-5001  
[www.centralgov.com](http://www.centralgov.com)



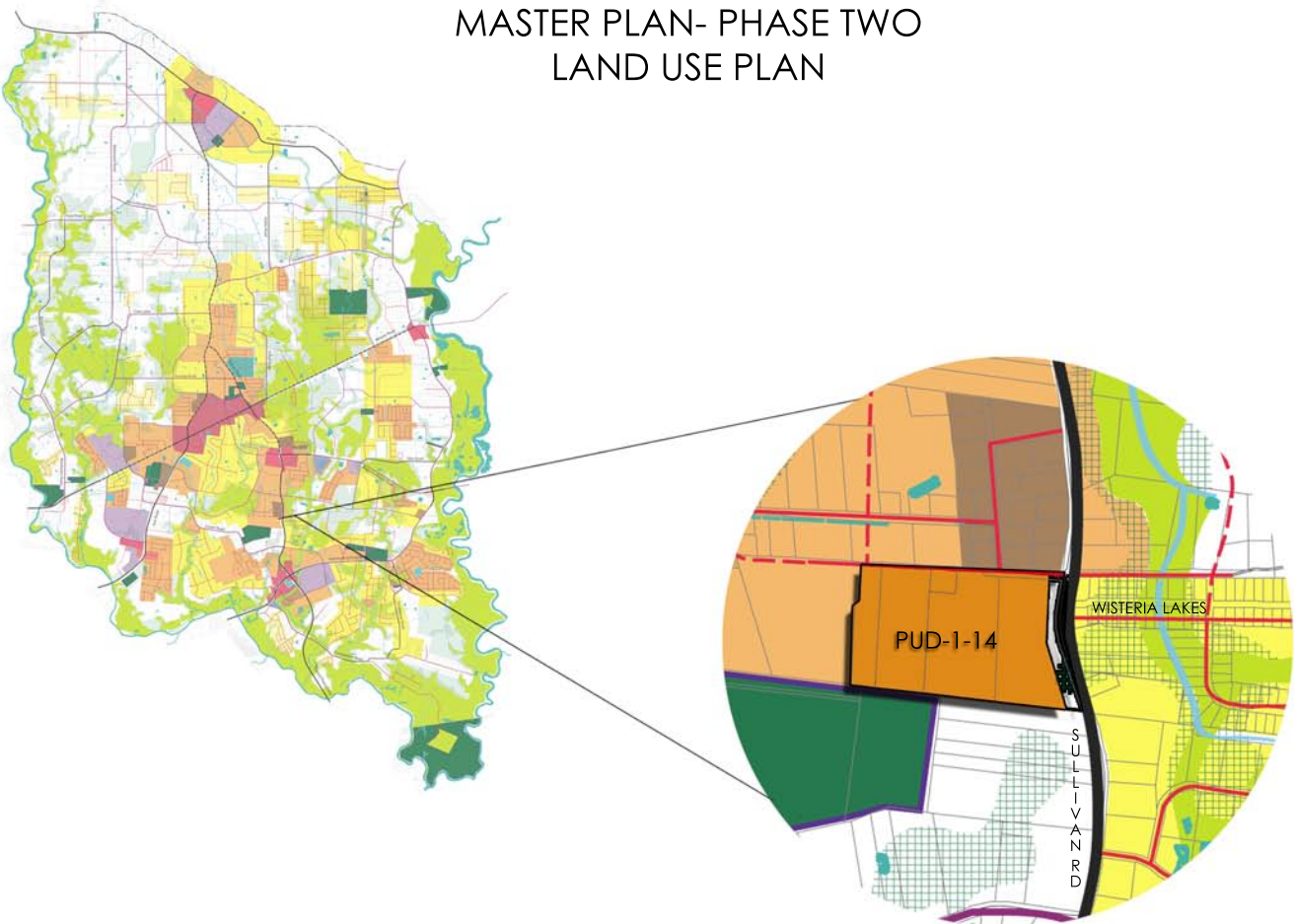
a 501(c)(3) non-profit organization

East Baton Rouge Parish DPW  
Subdivision Engineering Office  
February 7, 2014

Review Comments for:  
The Estates Concept Plan  
PUD-1-14 (City of Central)

1. Any major geographical revisions to the map must be submitted to the Central Planning Commission prior to the meeting.
2. A sewer capacity analysis is required. Any new pump station is required to be built to DPW standards and accepted for public maintenance.
3. At this stage you have presented two possibilities for connecting to the public sewer system: Across Sullivan Road into the Wisteria Lakes gravity collection line, or by force main in the Sullivan Road R/W to Lovett Road to connect to an existing force main. Both options must be coordinated with the GLP coordinator to ensure no conflicts with the Sullivan Road improvements.
4. Construction plans must be submitted to EBR DPW and approved by the EBR DPW Director in writing. LA DHH must approve construction plans prior to the preconstruction meeting, at which time the permit will be issued.
5. Review of this site plan is conceptual, and in no way serves as approval of the streets, drainage, or sewer details required for construction plan approval.

MASTER PLAN- PHASE TWO  
LAND USE PLAN

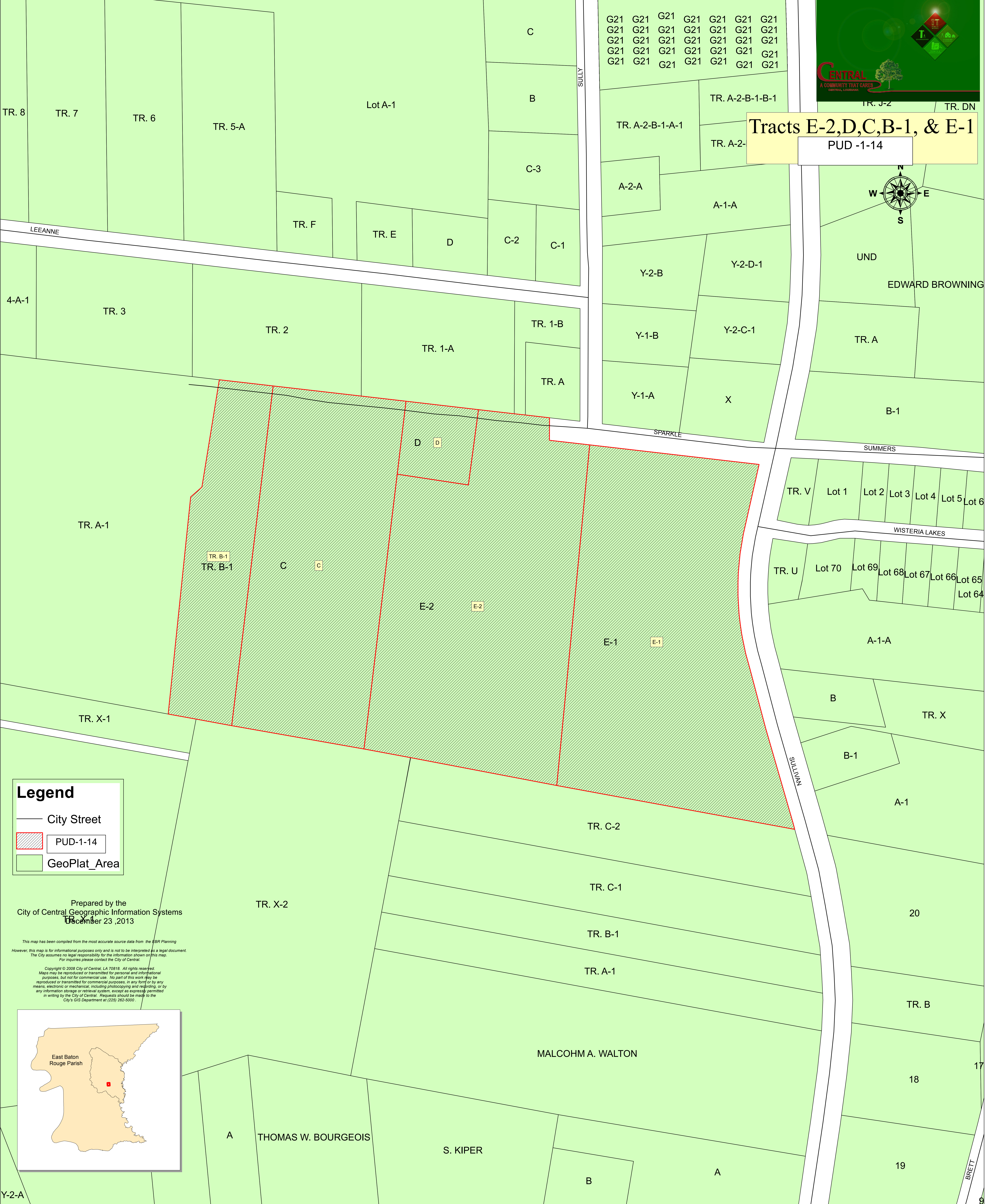


# MASTER PLAN-PHASE TWO SECTOR PLAN



-  O1 - Preserved Open Space Sector
-  O2 - Reserved Open Space Sector
-  G1 - Restricted Growth Sector
-  G2 - Controlled Growth Sector
-  G3 - Intended Growth Sector







THIS PROPERTY IS BEING PROPOSED FOR  
DEVELOPMENT

CURRENT ZONING IS: RURAL

PROPOSED ZONING IS: R2

NUMBER OF PROPOSED LOTS: 79

PROPOSED COMMERCIAL: NONE SQ. FT.

NAME OF PROPOSED DEVELOPMENT:

**The Estates**

DEVELOPER'S CONTACT INFORMATION:

**Joseph Marino**

4307 Bluebonnet Blvd, Suite A, Baton Rouge, La. 70809 225-751-4490

**PUBLIC HEARING TO BE HELD AT 6:00 P.M.**  
**THURSDAY** February 27, 2014

KRISTENWOOD RECEPTION HALL

14025 GREENWELL SPRINGS RD.

FOR FURTHER INFORMATION, CONTACT THE CITY OF CENTRAL  
MUNICIPAL SERVICES DEPARTMENT AT  
6703 Sullivan Rd. 225-262-5000

OR DOWNLOAD THE AGENDA AT [WWW.CENTRALGOV.COM](http://WWW.CENTRALGOV.COM)

**CENTRAL**  
A COMMUNITY THAT CARES



02/07/2014 12:48